

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
NOVEMBER 2021 BOARD MEETING MINUTES
Virtual via Zoom meeting, Normal, IL
November 8th, 2021

Call to Order –

- **Time:** 6:08 pm.
- **Present:** Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), Mary Walker and Justin Wolf (P).
- **Absent:** Vicki Bennett, and Gary Ferguson.

Review & Approve Prior Meeting Minutes – The October 2021 meeting minutes were presented by Shelly and reviewed. Eric made a motion for approval of the minutes and Ray seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the October 2021 Monthly Treasurer's Report. The beginning balance for October was \$18,662.86. Deposits were made for \$0.21 dividend and dues payments for \$80.00. Payments were made for VIP for \$600.00 for mowing in September (7th and 27th). The October ending balance was \$18,143.07. Justin made a motion to approve the October Treasurer's report and Shelly seconded. All in attendance approved.

We received a bill from VIP Lawn Service for \$900.00 for mowing on October 10th, 17th, and 31st. Mary made a motion to pay this bill and Eric seconded the motion. All in attendance approved.

Update on Landscaping budget – We are \$300 over on mowing.

We received a bill from Spring Green for treatments for a Spring visit, an early Summer visit next year. We will receive a 5% pre-pay discount if we pay by 12/15/21. The cost for those treatments would be \$825 minus the discount of \$41.25 for a total of \$783.75 if paid by the December date. Ray will call and get an updated price from Spring Green, Tru Green and Weedman.

Closing Letters / Homes for Sale – Shelly issued closing letters for the following addresses in October 2021:

- 302 Bobwhite Way - dues paid
- 1811 Setter Street – dues paid

Homes for sale –

- 307 Wildberry Drive – coming soon
- 405 Wildberry Drive - sold
- 303 Bobwhite Way - \$330,000
- 306 Bobwhite Way - pending
- 308 Bobwhite Way – lot \$54,900
- 600 Block of Bobwhite Way – 600, 604, & 609

Welcoming Committee Report – Mary, and Vicki will be delivering letters to these addresses this week.

- 1805 Setter Street
- 406 Labrador Lane
- 1828 Chuck Murray Drive
- 1822 Chuck Murray Drive
- 1803 Chuck Murray Drive
- 302 Bobwhite Way

Architectural Review Committee / Landscaping Report – Architectural Review Forms (ARFs) were submitted and reviewed for the following:

- Nothing to report.

6. Old Business –

Update on letter to Tentac regarding reviewing the new construction plans. Ray spoke to Julie Baird and the PRHA Board does not have a say in the approval process and there are no seats available on their board as it is for their employees only. He relayed our concerns on the required square footage.

Justin will research solar lights for the entrance signs –

Update on adding streetlights on Bobwhite Way – Julie Baird is researching when to have the lights installed. Ray requested if possible to have the existing section of Bobwhite Way completed ASAP.

7. New Business –

Shelly will check for the 36 new properties on the McLean County website.

Adjourn – Shelly made a motion to adjourn the meeting and Ray seconded the motion. All in attendance approved. Justin adjourned the meeting at 6:45 pm.

The next board meeting will be held at 310 Thicket Point on 12/13/2021 at 6:00 pm.